

Job Number 9171 - 9172

15 September 2023

City of Joondalup

Development Application: Letter of Justification for Lot 675 (#11) Maple Mews, Duncraig

Please note that we are seeking council approval for the above-mentioned development based on the following points under the Design Principles of the Residential Design Codes (RDC):

5.1.3 Lot Boundary Setback (Setback to Lot Boundaries):

The proposed building is set back 122mm and 1297mm from the South-Eastern lot boundary (in lieu of 1.5m as per Table 2a & 2b).

- The design aims to reduce impacts of building bulk on the adjoining properties. The façade is articulated and therefore the impact of building bulk is minimised.
- The proposed designs provide adequate direct sun and ventilation to the buildings and open spaces on the site and adjoining property. The outdoor living area of our proposed site is orientated North. This Northern aspect, as well as ample north facing windows will ensure adequate direct sun and vent is delivered to the home.
- The design minimises the extent of overlooking and resultant loss of privacy on the adjoining property. There are minimal windows along the wall adjoining the South-Eastern boundary and any windows are setback minimum 1m to non-habitable and min 1.5m to habitable rooms with major openings.
- The walls are adjacent to neighbouring garage boundary wall so will therefore not negatively impact the amenity of the neighbouring property.
- Suitable boundary wall fire separation provisions will be included.

5.3.7 Site works

The excavation or fill behind a street setback line and within 1m of a lot boundary is 1.1m (in lieu of 0.5m) above the natural ground level at the lot boundary.

- The site rises 2.45m from South to North along the Western boundary, and the proposed development is to the low side of approx. 0.8m to 1m high retaining wall that runs along the Northern boundary.
- Retaining walls are proposed inside of the Northern boundary to reduce the proposed levels and are offset to avoid undermining the retaining wall along the Northern boundary.
- Overshadowing is minimised.

5.4.1 Visual Privacy

The fill behind a street setback line and within 1m of a lot boundary is 1.1m (in lieu of 0.5m) above the natural ground level at the Western lot boundary.

- Privacy will be maintained with the installation of 1800 high fencing to the common boundaries to other properties. Therefore, no overlooking will occur.

5.3.2 Landscaping

Greater than 50% of impervious surfaces is proposed within the 6m street setback.

- Vehicle manoeuvring and pedestrian paths dictate the extent of paving required.
- Landscaping is proposed to all other areas which will contribute as much to the appearance as possible.
- Additional area beyond the 6m setback contributes to the visible streetscape.

Based on the above and in conclusion we would appreciate if the shire could assess the above application on its merits. Please do not hesitate to contact us if we can be of any further assistance.

Kind Regards,
Shire Liaison
Ross North Group
9431 8000